The state of the s PETITION FOR ZONING VALIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which i described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6.a.2 to allow a stationary business sign to project 14 ft, above the roof line of the building in lieu of the allowed 0 ft. above the roof. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) MAPSW5D o. <u>13</u> TO BE DETERMINED AT HEARING DATE 513/3 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of 700 Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Pet'tion. Legal Owner(s): Contract Purchaser S.S.E. Associates bimited Partnership (Type or Print Name) Leroy W. Merritt. General Partner City and State Attorney for Petitioner: John B. Howard, Esquire

2066 Lord Baltimore Drive 298-2600 Baltimore, MD 21207 Name, address and phone number of legal owner, con-210 Allegheny Avenue tract purchaser or representative to be contacted John B. Howard, Esquire 210 Allegbeny Avenue 823-4111 Attorney's Telephone No.: 823-4111-----ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_28th \_\_\_\_\_day 19-86-, that the subject matter of this petition be advertised, as gired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-Baltimore County, that property be posted, and that the public hearing be had before the Zoning rossioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 15th day of September 19 86, at 11:15 o'clock

Towson, MD 21204

87-110-A CERTIFICATE OF POSTING CONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting October 15.1986. Petitioner: S.S.E. associates Partniships Location of property: 52/5 of Old Georgetvun ad, 145' NE of Sulphus Spring Bd: Location of Signs: SE/S of Old Georgetown ad approh. 300 NE. Date of return: October 17. 1986 Junber of Signer

IN THE MATTER OF COUNTY BOARD OF APPEALS S. S. E. ASSOCIATES PARTNERSHIP FOR ZONING VARIANCE ON PROPERTY LOCATED ON THE SOUTH-EAST SIDE OF OLD GEORGETOWN RD., BALTIMORE COUNTY 145 FT. NORTHEAST OF SULPHUR SPRING RD. - 13th DISTRICT No. 87-110-A

1st COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on appeal from a decision by the Zoning Commissioner granting a variance with restrictions from Section 413.6.a.2 of the Baltimore County Zoning Regulations (BCZR).

The Petition for a zoning variance will permit a stationary business sign to project fourteen (14) feet above the roof line of a warehouse facility located at Old Georgetown Road and Sulphur Spring Road.

Counsel for the Petitioner called two witnesses to testify to the difficulty visitors have in locating the subject warehouse, constructed two years ago on a site that is adjacent to but without direct access to Interstate I-95 and I-695.

Mr. Charles Howard, employee of the Petitioner and Mr. Wes Guckert, expert traffic engineer, were called to testify as to the necessity of the variance. Their testimony indicated that the warehouse cannot be seen from the Baltimore Beltway (I-695) by traffic travelling north or south because it hidden from view by other commercial buildings. Mr. Charles Howard stated tha customers have a difficulty locating the subject building and, consequently, tenants of the warehouse are at a disadvantage. A sign on top of the roofline would better identify the facility, but only for northbound traffic. Mr. Howard testified that the proposed sign would not be visible to southbound traffic due to the topography and bridge configuration in the area.

Testifying in behalf of the Petitioner, Mr. Guckert confirmed that a roof-top sign would not have a distracting affect on passing motorists, and that signs are generally considered to be positive factors in safely directing traffic.

S. S. E. Associates Partnership Case No. 87-110-A

In consideration of the testimony heard by this Board, the evidence of hardship in identifying the subject warehouse is not likely to be removed or alleviated by a variance of the regulation permitting a rooftop sign at this particular location. The hardship of the Petitioner, in the light of expert testimony and investigation, centers on the difficulty of vehicular access to the site. The position or size of a sign on a building will not alter this problem of location brought to this site by a configuration of expressway cloverleafs and the inconvenient location of the exit ramps.

The situation of this entire commercial site including the subject warehouse, seems to make access "roundabout" to the visitor unfamiliar with the area. However, this long existing access difficulty has not been a hindrance to use and continuing commercial development at this Sulphur Spring Road location. The area's local road identification on highway signs should adequately forewarn motorists of proximity to the building site.

Also, it is the opinion of this Board, in agreement with the Office of Planning, that the present zoning regulation provides signage adequately for the intended purpose of identifying the subject warehouse whether lit be the tenants occupying the building or the leasing owner.

## ORDER

For the reasons set forth in the aforegoing Opinion, it is this 26th day of March, 1987, by the County Board of Appeals, ORDERED that the variance petitioned for is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

County Board of Appeals of Baltimore County Room 200 Court House Comson, Maryland 21204

(301) 494-3180 March 26, 1987

Phyllis C. Friedman People's Counsel for Baltimore County Rm. 223, Court House Towson, Md. 21204

Re: Case No. 87-110-A S. S. E. Associates Partnership Dear Mrs. Friedman:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitied

Very truly yours,

Tune Holmen, Secretary

cc: John B. Howard, Esq. Leroy W. Merritt Norman E. Gerber James Hoswell Arnold Jablon Jean Jung James E. Dyer Margaret duBois

Case No. 87-110-A

On cross examination by People's Counsel, witnesses for the Petitioner concurred that the site location was readily identified by a long existing, high profile advertising sign of a neighboring commercial business, which could serve as an area identifier for the subject warehouse. It was also affirmed that the Sulphur Spring Road exit was indicated on the interstate

highway signs some distance before a motorist should exit to the warehouse location. In their appeal, People's Counsel questioned the intended purpose

S. E. Associates Partnership

Case No. 87-110-A

of the Petitioner's sign as an identifier for motorists to locate the warehouse, but more as an advertisement for the lessee.

Maps and photographs of the area entered by Appellant/People's Counsel, showed the proximity of the subject warehouse to interstate exit ramps leading to the site. Overhead bridges and topography of the area shield the view of the location from beltway traffic approaching the site north or south. The site, as described by Mr. James Hoswell, Baltimore County Planner, normally comes into view after a motorist has travelled "beyond" the closest exit ramp leading to the location of the warehouse. Contrary to previous testimony heard, Mr. Hoswell testified that the rooftop sign would not be readily visible by northbound traffic prior to the exit ramp to Route U.S.1 leading to the Sulphur Spring Road location. Southbound traffic would not see the rooftop sign until well beyond the necessary exit ramp.

Mr. Hoswell further testified that the mansard roof of subject warehouse is visible from the beltway and not hidden by other commercial buildings, as previously testified. The mansard sign would be permissible under the Zoning Regulations and serve as a high profile identifier. Mr. Hoswell testified that the Office of Planning opposed the granting of the variance and to the proliferation of gigantic signs such as requested in this 3. S. E. Associates Partnership

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Lawrence E. Schmidt

PETITION FOR ZONING VARIANCE SE/S of Old Georgetown Rd., 145' NE of Sulphur Spring Rd. 3th Election District - 1st Councilmana Dist. S.S.E. Associates Partnership - Petitioner Case No. 87-110-A

Nate Appeal Filed: October 2, 1986

Yar.-From Sec. 413.6.a.2 to allow a stationary business sign to project 14 ft. above the roof
line of the building in lieu of the allowed 0 ft. above

Copy of Petition the roof. Copy of Description of Property

Copy of Certificate of Posting

Copies of Certificates of Publication

Copy of Zoning Advisory Committee Comments

Copy of Comments from the Director of Planning

Copy of Order to Enter Appearance

Copy of Order of Zoning Commissioner -9/19/86, Granted w/restrictions.

Petitioner's Exhibit 1 - Plat drawn 6/30/86, by Whitney, Bailey, Cox and

Notice of Appeal filed October 2, 1986, by People's Counsel for Baltimore County, Maryland

Appellant ✓Phyllis C. Friedman, Esquire A People's Counsel for Baltimore County Peter Max Zimmerman, Esquire Deputy People's Counsel

Room 223, Court House Towson, Maryland 21204 (494-2188) John B. Howard, Esquire Cook, Howard, Downes & Tracy 210 Allegheny Avenue

Attorney for Appellec/Petitioner

Petitioner

(823-4111) Mr. Leroy W. Merritt S.S.E. Associates Partnership 2066 Lord Baltimore Drive Baltimore, Maryland 21207

Towson, Maryland 21204

(298-2600)Norman E. Gerber James Hoswell Arnold Jablon Jean M. H. Jung

James E. Dyer Margaret E. du Bois, Appeals Clerk, Zoning Office

Request Notification

County Board of Appeals of Baltimore County

Room 208 Court House Towson, Maryland 21204 (301) 494-3180

ZONING OFFICE

October 23, 1986

## NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-110-A

S.S.E. ASSOCIATES PARTNERSHIP SE/S OF OLD GEORGETOWN ROAD, 145' NE

OF SULPHUR SPRING ROAD

13th DISTRICT

RE: PETITION FOR ZONING VARIANCE FROM §413.6.a.2 - SIGN TO EXTEND ABOVE ROOF LINE

9/19/86 - Z.C. GRANTED VARIANCE W/RESTRICTIONS

ASSIGNED FOR:

WEDNESDAY, MARCH 4, 1987 at 10 a.m.

cc: Phyllis C. Friedman, Esquire Peter Max Zimmerman, Esquire

Kathi C. Weidenhammer

Administrative Secretary

John B. Howard, Esquire

Petitioner Mr. Leroy W. Merritt

Norman E. Gerber James Hoswell

Arnold Jablon

Jean M. H. Jung James E. Dyer Margaret E. duBois Appellant /People's Counsel

Counsel for Appellee/Petitioner

SE/s Old Georgetown Rd 1 45 NE Sulphur Spring Rd.

S. S. E. Associates Partnership

RE: PETITION FOR VARIANCE SE/S of Old Georgetown Rd., 145' NE of Sulphur Spring Rd., 13th District

OF BALTIMORE CANNING OFFICE

S.S.E. ASSOCIATES PARTNERSHIP, Petitioner

Case No. 87-110-A

NOTICE OF APPEAL

::::::

Please note an appeal from your decision in the above-captioned matter, under date of September 19, 1986, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

> Phyllis Cole Friedman/ph
> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Marlemmenus Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 14 day of October, 1986, a copy of the foregoing Notice of Appeal was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204.

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief;

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested Ivariance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of September, 1986, that the Petition for Zoning Variance to permit a stationary business sign to project 14 feet above the roof line of the building be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 2 -

OFFICE COPY

July 1, 1986

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ZONING COMMISSIONER

DEPUTY ZONING COMMISSIONER

October 6, 1986

John B. Howard, Esquire Cook, Howard, Downes & Tracy 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE SE/S of Old Georgetown Rd., 145' NE of Sulphur Spring Rd. 13th Election District S.S.E. Associates Partnership - Petitioner Case No. 87-110-A

Dear Mr. Howard:

Please be advised that on October 2, 1986, People's Counsel for Baltimore County filed an appeal from the decision rendered by the Zoning Commissioner of Baltimore County in this matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Usnold.

Zoning Commissioner

Mr. Leroy W. Merritt S.S.L. Associates Partnership 2066 Lord Baltimore Drive Baltimore, Maryland 21207

People's Counsel for Baltimore County

IN RE: PETITION ZONING VARIANCE SE/S of Old Georgetown Road,

145' NE of Sulphur Spring Road - 13th Election District

S.S.E. Associates Partnership,

ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-110-A

Petitioner

## \* \* \*\*\*\* \* \* \* \* \* \* FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a stationary business sign to project 14 feet above the roof line of the building, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and was represented by Counsel. A number of witnesses, including Bert Sommer and Wes Guckert, an expert traffic engineer, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned M.L. and located off Old Georgetown Road near Sulphur Spring Road and I-695, is improved with a warehouse. Apparently, those wishing to visit the warehouse are having difficulty in locating it inasmuch as the view is blocked by other commercial buildings to the east and north. Additionally, it is impossible to identify the building from 1-695. The purpose of the sign, proposed to project 14 feet above the roof line of the building, is to provide such identification, which is totally lacking at this time.

The Petitioner seeks relief from Section 413.6.a.2, pursuant to Section Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from

this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be

required to return, and be responsible for return-

ing, said property to its original condition. 2. No other signs shall be permitted on the site, except as permitted under Section 413.1.a, BCZR.

Baltimore County

AJ/srl

cc: John B. Howard, Esquire

People's Counsel

PETITION FOR ZONING VARIANCE

13th Election District

Case No. 87-110-A

Southeast Side of Old Georgetown Road, 145 feet Northeast of Sulphur Spring Road

DATE AND TIME: Monday, September 15, 1986, at 11:15 a.m.

Whitney, Bailey, Cox & Magnani

DESCRIPTION OF THAT PARCEL OF LAND

TO ACCOMPANY PETITION FOR VARIANCE

LOCATED IN THE THIRTEENTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Southeast side of Old Georgetown Road (formerly State Highway Administration Service Road A) said point of beginning being

Spring Road relocated, said beginning being in the second or South 89° 14' East, 846.35 foot line of that parcel of land conveyed by Roland C. Schmelyun and wife to of Baltimore County in Liber WJR 4026 page 167 and the Southeast right-of-way line of taking by the State Roads Commission of Maryland by deed dated March 4, 1969 as recorded among the land records of Baltimore County in Liber 0.T.G. 4975 page 434, and running thence the following eight courses wire 1) South 80° 14100" East 572 86 foot

running thence the following eight courses viz: 1) South 89° 14'00" East 572.86 feet, 2) North 03° 59'21" East 302.55 feet, 3) South 89° 51'48" West 427.00 feet, 4) by a curve to the right with a radius of 586.68 feet and a length of 28.76 feet, said

curve being subtended by a chord bearing South 29° 06'52" West 28.75 feet, 5) South 30° 29' 26" West 9.05 feet, 6) South 24° 46'30" West 50.25 feet, 7) South 33° 55' 36° West 50.09 feet, and 8) South 29° 50' 31" West 199.47 feet to the point of beginning.

located 145 feet more or less measured along the Southeast side of said road in a

Northeasterly direction from the intersection thereof with the centerline of Sulphur

PROPERTY OF S.S.E. ASSOCIATES

Timonium, Maryland 21093

1850 York Road

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Zoning Variance to permit a stationary business sign to project 14 feet above the roof line of the building in lieu of the permitted O feet

Being the property of S.S.E. Associates Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF

ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY \*

above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner. BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING DALTIMORE COUNTY
OFFICE OF PLANNING & ZONII
TOWSON, MARYLAND 21204
494-3353 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ARNOLD JABLON ZONING COMMISSIONER September 10, 1986 John B. Howard, Esquire 210 Allegheny Avenue Towson, Maryland 21204 RE: PETITION FOR ZONING VARIANCE SE/S of Old Georgetown Rd., 145' NE of Sulphur 13th Election District S.S.E. Associates Partnership - Petitioner Case No. 87-110-A This is to advise you that \$59.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the transfer of the BALTIMORE COUNTY, MARYLAND 18 No. 025518 Fing, Towson, Maryland BALTIMORE COUNTY, MARYLAND 18 No. 025518

OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ACCOUNT R-01-615-000

OATE 9/13/86

ACCOUNT R-01-615-000

OATE 1 POST ACCOUNT S 50.00

Long B. Howard, Esq., Cook, Howard, Downes ACCOUNT Revenue Tracy, 210 Allegheny Ave., Towson, Md. 21204

ADPERTISED A POSTING COSTS RE CASE 87-110-A 

: BEFORE THE ZONING COMMISSIONER

Case No. 87-110-A

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE

13th District

Petitioner

SE/S of Old Georgetown Rd., 145'

S.S.F. ASSOCIATES PARTNERSHIP,

NE of Sulphur Spring Rd.,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Petitioner: S. J. C. Rosociales Partnership Location of property: Staffer Old George Food 145' NE Location of Signs: SE/side of Bell Trugetown Road approx. 300' NE of Sulphur Spring Tool Date of return: Muguet 18-86 PETITION FOR
ZON-ING WARIANCE
13th Election District
Case No. 87-116-A CERTIFICATE OF PUBLICATION LOCATION: Southeast Side of Old LOCATION: Southeast Side of Old
Georgetown Road, 145 feet Northeast of Sulphur Spring Road
DATE AND, TIME: Monday, September 15, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, with hold a public hearing.
Published to Exercise Versione to pusmit a sectionary business sign to present August 28 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

August 28 , 19 86

THE JEFFERSONIAN,

Cost of Advertising

2475

Gusan Sender Obrect

0750 Little Patuxent Pkwy.

PETITION FOR ZONING VARIANCE

weekly newspapers published in Baltimore County, Maryland

once a week for \_\_\_\_\_one \_\_\_successive wasks before the 30 day of August 19 86, that is to say,

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

☐Catonsville Times

the same was inserted in the issues of

August 28, 1986

□ Arbutus Times
 □

August 28 19

PATUXENT PUBLISHING CORP.

melt a stationary business sign to project 14 fact above the roof line of the building in lieu of the permitted & foot ... Being the property of S.S.E. Associ-

ates Partnership, as shown on plat plan-filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this neriod for good support

in writing by the date of the hearing se above or made at the hearing street

8/259 Aug. 28.

By Order Of 1994 1994 13 ARNOLD JABLON 1993 20ning Commissioner of Baltimore County

ytand.
The Zoning Commissioner of Belimore County, by authority of the Zoning Act and Regulations of Belimore County, util not a public hasning:

Publish for Zoning Variance to appear to the second of the second

Petition for Zontry Variance to provide a stationary business sign to project 14 feet above the read fine of the backing in less of the period of the landing in less of the period of the landing in less of the less of the landing in less of the less of the landing landi

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SE/S of Old Georgetown Rd., 145' NE of Sulphur Spring Rd. 13th Election District S.S.E. Associates Partnership - Petitioner Case No. 87-110-A Monday, September 15, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Plitace 18 P BODT .. . 86 . 4000 CI & 3178 F

John B. Howard, Esquire 210 Allegheny Avenue Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 John B. Howard, Esquire 210 Allagheny Avenue Towson, Maryland 21204 RE: Item No. 26 - Case No. 87-110-A Petitioner: S.S.E. Associates Partnership 300 Petition for Variance Dear Mr. Howard: Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made Bureau of aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning Health Department may file a written report with the Zoning Commissioner with recom-Project Planning mendations as to the suitability of the requested zoning. **Building Department** Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Zoning Administration petition. If similar comments from the remaining members are Industrial received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This

> Very truly yours, James E. Dyer/KIB Chairman -Zoning Plans Advisory Committee

petition was accepted for filing on the date of the enclosed

filing certificate and a hearing scheduled accordingly.

JED:kkb

Enclosures

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date August 21, 1986 To Zoning Commissioner Norman E. Gerber, AICP, Director

SUBJECT Zoning Petition No. 87-110-A

FROM Office of Planning and Zoning

This office is opposed to the proliferation of gigantic signs such as this. We believe the existing zoning regulations provide adequately

NEG:JGH:slm

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

August 11, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

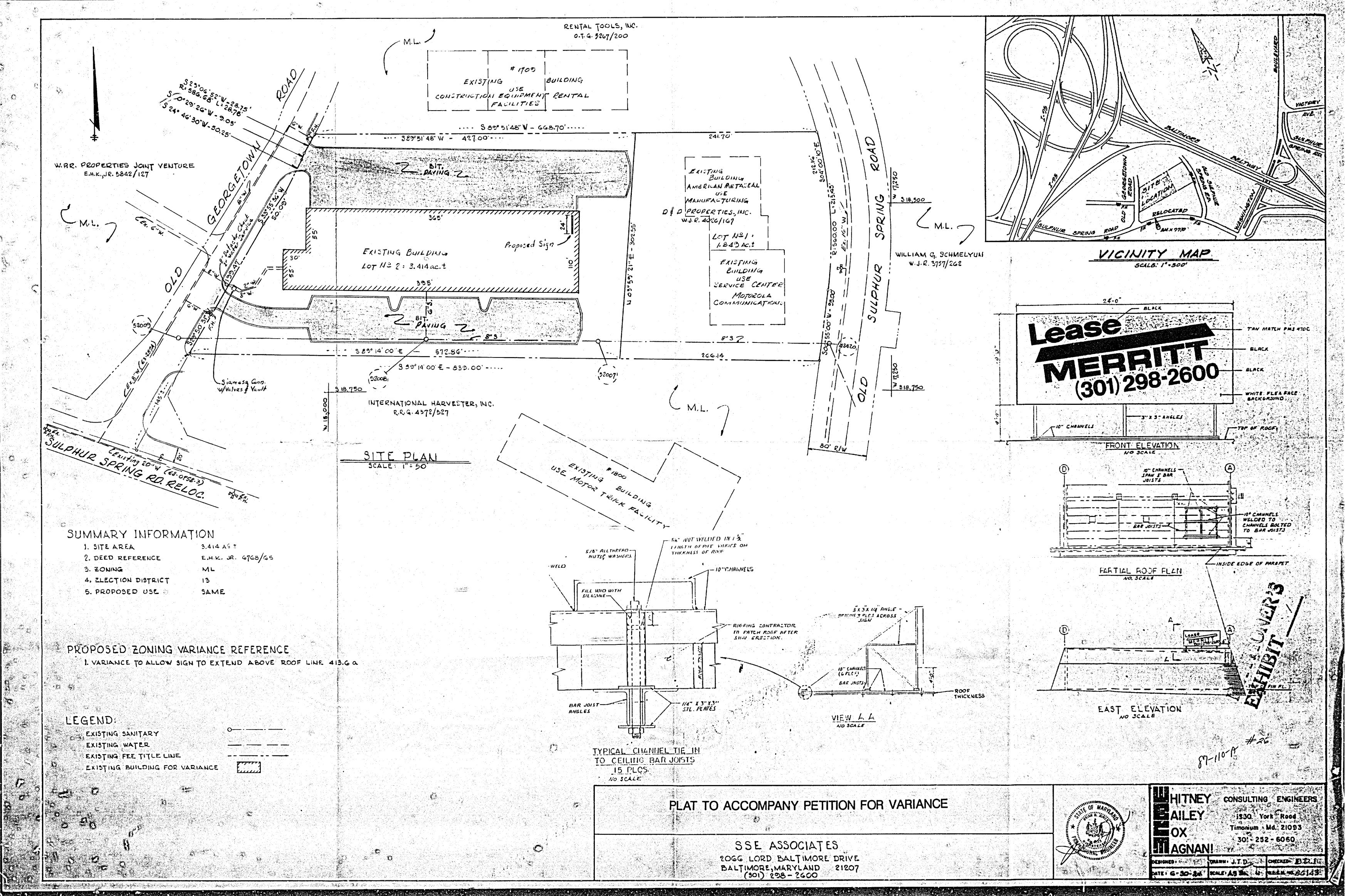
The Department of Traffic Engineering has no comments for items number 21, 22, 25, (26) 27, 28, 29, 30, and 31.

Very truly yours,

Muchal 1

Michael S. Flanigan Traffic Engineer Associate II

MSF:12



87-110-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204 Your petition has been received and accepted for filing this Petitioner 8.S.E. Associates Partner- Received by: James R. Dyer Chairman, Zoning Plans Advisory Committee

County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

·AUGUST 20, 1986

Re: Zoning Advisory Meeting of July 29, 1986 OCALION: \_\_\_\_SEE ASSOCIATES LOCALION: SE/S OLD GEORGETOWN RD. 145 NE SULPHUR SPRING RD

The Division of Current Planning and Development has reviewed the subject applicable.

There are no site planning factors requiring comment. There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory. The carculation on this site is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and Jinis property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodolain is prohibited under the provisions of Section 22-93 of the Development Regulations.

]Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The apended Development Plan. The amended Development Plan was approved by the Planning Soard )Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service ( )The property is located in a traffic area controlled by a "D" level intersection as defined by 3:11 172-79, and as conditions change traffic capacity may become none limited. The Basic Services Areas are re-evaluated innually by the County Council.

CC: James Hosaell

Charge Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 August 14, 1986 TED ZALESKI, JR. SE/S Old Georgetown Road, 145 feet NE Sulphur Spring Road Commercial: Three sets of construction drawings seeled and signed by a registered in Maryland shall be required to file with a permit application. Reproduced seals are not acceptable G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_
County Building Code. H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure : I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. The second program of the second seco These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204. Marks E. Sumhan BY: C. R. Burnham, Chief Building Plans Review L/22/85

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586-494-4500 PAUL H. REINCKE CHIEF August 13, 1986 Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towsor Maryland 21204 RE: Property Owner: SSE Associates Location: SE/S Old Georgetown Road, 145' NE Sulphur Spring Road Item No.: 26 Zoning Agenda: Meeting of 7/29/86 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. ( ) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior

' ) 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no con

Special Inspection Division

fire Prevention Bureau